## MINUTES OF THE HERITAGE PRESERVATION COMMISSION

CITY OF SAINT PAUL, MINNESOTA

Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard **December 2, 2010** 

Present: Robert Ferguson, Jennifer Haskamp, Pat Igo, Rich Laffin, John Manning, Matt

Mazanec, Lee Meyer, Mark Thomas, Steve Trimble, Diane Trout-Oertel

**Absent:** David Riehle (excused)

Staff Present: Amy Spong, Christine Boulware,

#### **BUSINESS MEETING**

**CALL TO ORDER:** 5:05 PM by John Manning (Chair)

I. APPROVAL OF THE AGENDA: The agenda was approved as presented.

II. CONFLICT OF INTEREST: None stated.

III. APROVAL OF THE MEETING MINUTES: The minutes were laid over.

A. October 7, 2010 Business Meeting/Public Hearing

B. October 21, 2010 Public Hearing

IV. CHAIR'S ANNOUNCEMENTS: No announcements.

## V. STAFF ANNOUNCEMENTS

**A.** November Design Review Statistics (see attached)

#### VI. PRE-APPLICATION REVIEW

A. 2402-2414 University Avenue West, University-Raymond Commercial Historic District, by Charlene Roise, Hess, Roise and Company, for a preliminary review of repairs, restoration and alterations to the building exterior. (Boulware, 266-6715)

Staff read the report with preliminary findings. Charlene Roise, applicant, was present to discuss the proposal along with Jim Stolpestad and Tom Nelson of Ironton Assets Fund and Mike Krych and John Gould of BKV Group. The project plans to take advantage of both Federal and State Historic Tax Credits. They have discussed the proposed new window openings with the State Historic Preservation Office and National Park Service. Igo asked about the underground parking. Roise replied that only part of the first floor is at grade and the remaining, unfinished space, at the rear will house parking and be accessed from the rear. Gould stated there will be a total of forty-one spaces on the lower-level of the first floor. Manning asked about the space at the storefront. Roise replied the use will be retail/commercial. Mazanec asked about the replacement of the façade. Gould informed the muntins and pattern will match the profile and shape of the original storefront. Trimble asked about other parking locations for the 104 rental units. Nelson explained the property will have access to the LRT and there are another forty-five parking stalls off of Raymond Avenue. Igo asked about the size and locations of the painted signs. Roise replied the plan is to match the size and scale of the historic signs. Staff asked if this would be done on both sides. Roise replied, yes. Manning noted that the staff report didn't raise any "red flags." Trimble asked about the roof-top deck. Staff replied it is proposed to be a new communal space for the residence and would have minimal visibility. Trout-Oertel stated the plans appear to be sensitive to the building and she is glad to hear the NPS did not have issues with punching new openings in the secondary elevations. Igo asked for more detail about the new windows. Trout-Oertel noted the new

windows will be different, but compatible. Thomas stated the old wooden door on the rear should be documented. Staff informed that the door will either be restored or replaced to match. Manning summarized that the HPC finds the proposal to be sensitive to the character of the building, there is some comfort level with the introduction of new openings on the secondary elevations, but more detail about the windows will be necessary.

**B. 214 Fourth Street East, Lowertown Historic District**, by Michael Bjornberg, HGA, Inc., for preliminary review to rehabilitate the Head House, Concourse, Train Deck and vertical circulation elements of the Union Depot into a Multi-Modal Transportation Facility. (Spong 266-6714)

Staff read the report with preliminary findings. Laffin stated he had attended a Lowertown meeting where the opportunities, strengths and weaknesses lie in connecting to the river. Staff stated that John Anfinson, MNRAA and NPS has been involved in the process and that Sibley Street will be more of a connection with the removal of the skyway. Guillermo Arriondo, HGA, showed a PowerPoint presentation that gave an overview and showed the project schedule. Bid package #1 has begun and the projected final completion is January 2013. Greg Brown from URS explained that the platform is 1300 ft. to accept the Empire Builder. There will be a better connection to the river at Sibley with the removal of one bay of the deck. The carriage way at the head house will be a one-way from Sibley to Wacouta. Bob Close, Close Landscape, discussed the landscape and hardscape along with the light and structural elements, bike and walk paths and overhead canopy. Arriondo stated the head house will be restored as much as possible and repair/replacement will occur only as necessary. The goal is silver certification. Landscape:

Laffin stated that the front lawn is simple with hedge rows. Close replied the front lawn will not be altered from the CCLRT restoration plans. Steve Morris, RCRRA, stated the front lawn design has already gone through the 106 process and mitigation. Laffin stated the I-beam columns could be confusing with what they are representing. Close replied they will be used as lights and on the canopy structure. Laffin suggested they be modified to not look like structural steel. Haskamp identified the significant use of metal being dark and opaque. Close replied the canopy will shelter people from the sun and offer interpretation with a back-lit, laser cut, structural piece. Ferguson stated he likes the interpretive element adding the educational/information component to the design.

## Alteration to the structure:

Trimble spoke about the William Crooks being available for public view at the depot and asked about bringing the engine back to St. Paul. Staff noted that there was damage to the floor underneath where the locomotive sat. Arriondo noted the Tennessee marble had been damaged. Trimble, Thomas, Trout-Oertel and Laffin agreed it would be nice to see the William Crooks come back to Union Depot. Laffin mentioned that Wisconsin's commitment to high-speed rail was in doubt with the new governor. Morris replied the Governor-Elect is not a fan of high-speed rail, but is supportive of the Empire Builder.

Thomas had questions about the interface between pedestrian and bicycle paths/ramps. Morris replied there is an issue and they are looking at creating space south of the carriageway for bicycle storage. Laffin gave the example of Millennium Park in Chicago having lockers and showers for bicycle commuters. Staff noted there is potential for Nice Ride to have a station there.

Manning asked if there was concern about the addition of the stairs and elevator in the waiting area. Ferguson noted preliminary finding number 6. Manning concluded that there was general comfort with the proposal.

## VII. NEW BUSINESS

- **A.** Create a committee to nominate officers for 2011: Igo, Thomas and Ferguson will serve on the committee. The new appointment deadline is November 30. Interviews will happen in December along with recommendations.
- **B.** Compliance issue: 779 Sixth Street East: Staff is working with William Persson, a new representative for the owner, Target Real Estate. Igo stated the timeline should be extended. Manning asked for a time frame. Mazanec stated the porch should be corrected and completed within 60 days. Staff suggested allowing until the end of May to remove the paint from the foundation. Trimble stated if the work on the porch is completed by January 31, 2011, then the applicant may have until May 31 to remove the paint.
- **C. Lowertown Ramp:** Staff informed the commission that the architect, Dan Gleeson, had chosen the Quaker doors for the project. Staff with approve and forward the application for the storefront to DSI. Staff stated that the owner, Dave Brooks, had requested a jury trial. The design review committee will not meet again unless the applicants plan to move forward. Trimble noted there was an article about the property in the paper. Staff stated the plans for the restaurant are not complete.

# **VIII. COMMITTEE REPORTS:** No reports were given.

- **A.** Education Committee (Ferguson, Thomas, Trout-Oertel) The committee met on December 2 and discussed how to approach the ordinance, briefing CM aides and presenting to district councils.
- **B.** Lowertown Master Plan Steering Committee (Ferguson)
- C. Saint Paul Historic Survey Partnership Project (Trimble)
- **D.** Public Safety Building Mitigation (Penfield) (Manning, Igo)
- **E.** 3M Advisory Committee/Workgroups update (Trimble, Mazanec) There will be a 3M meeting on December 8.

**IX. ADJOURN:** 7:25 p.m.

Submitted by: C. Boulware